



City of Norfolk

Office of the City Manager

C: Dir. Of Development, ACM Stein

September 19, 2006

To the Honorable Council
City of Norfolk, Virginia

Re: Purchase of 1400 East Princess Anne
Road - Property of EA's Apts., Inc.

Ladies and Gentlemen:

I. **Recommended Action:** Adopt ordinance.

II. **Overview**

This agenda item authorizes the purchase of property located at the northeast corner of East Princess Anne Road and Reservoir Avenue which is owned by EA's Apts., Inc. The agreed purchase price is \$43,000.

III. **Analysis**

A. **General**

The improvements located on the property at 1400 East Princess Anne Road are legally non-conforming and encroach from 9 feet to as much as 13 feet into the City right-of-way. The purchase of this property will allow the removal of this encroaching building at one of the principle entrances into the Douglas Park neighborhood.

B. **Fiscal**

The negotiated purchase price is \$43,000. The 2006 Capital Improvement Plan - Greater Broad Creek Project Area is the source of funding for this acquisition.

C. **Environmental**

A Phase 1 environmental study of the property and improvements is being conducted.


D. Community Outreach/Notification

Public notification for this item was conducted through the City of Norfolk's agenda notification process.

IV. Conclusion

The purchase of this property by the City will allow the elimination of the encroaching improvements at an important entranceway into the Douglas Park neighborhood. Therefore, it is recommended that the City Council adopt the attached ordinance which authorizes the City Manager to negotiate and execute a Purchase Agreement and the appropriation of funds to cover the agreed purchase price and other costs of the transaction.

Respectfully submitted,



Regina V.K. Williams
City Manager

Coordination/Outreach

This letter has been coordinated with the Office of Real Estate and the City Attorney's Office.

Form and Correctness Approved:

By [Signature]
Office of the City Attorney

NORFOLK, VIRGINIA

Pursuant to Section 72 of the City Charter, I hereby certify that the money required for this item is in the city treasury to the credit of the fund from which it is drawn and not appropriated for any other purpose.

Contents Approved:

By [Signature]
DEPT.

\$43,000

CP151096
Account

Director of Finance

9/6/2006
Date**ORDINANCE No.**

AN ORDINANCE APPROVING THE PURCHASE FROM EA'S APARTMENTS, INC. OF CERTAIN PROPERTY, COMMONLY KNOWN AS 1400 E. PRINCESS ANNE ROAD; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT IN SUBSTANTIAL CONFORMITY WITH THE TERMS AND CONDITIONS OF THE ATTACHED PURCHASE AND SALE AGREEMENT; AND AUTHORIZING THE EXPENDITURE OF A SUM OF UP TO FORTY-THREE THOUSAND DOLLARS (\$43,000) FOR SUCH PURPOSE FROM FUNDS HERETOFORE APPROPRIATED.

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the purchase of that certain real property located in the City of Norfolk, and commonly known as 1400 E. Princess Anne Road, which is more particularly described in Exhibit A, attached to and made a part of this ordinance, is hereby authorized and approved.

Section 2:- That the City Manager is authorized to negotiate an agreement for the purchase of the aforesaid property in substantial conformity with the terms and conditions of the Purchase and Sale Agreement, a copy of which is attached hereto and made a part of this ordinance as Exhibit B.

Section 3:- That upon receipt of a Deed, in form satisfactory to the City Attorney, conveying the aforementioned real property to the City of Norfolk, the City Manager is authorized to accept the Deed on behalf of the City, to pay EA'S Apartments, Inc. and such other appropriate party or parties, from funds heretofore appropriated, a sum of up to Forty-Three Thousand Dollars (\$43,000) in accordance with the terms and conditions of the Purchase and Sale Agreement, and to do all other things necessary and proper to effect the conveyance of the real property to the City.

Section 4:- That the City Manager is further authorized to correct, amend or revise the Purchase and Sale Agreement as she made deem advisable to carry out the intentions of the Council.

Section 5:- That this ordinance shall be in effect from and after its adoption.